

**224 Copperleaf Way SE  
Calgary, Alberta**

**MLS # A2214926**



**\$465,000**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,233 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, On Street, Single Garage Attached, Tandem		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Lawn, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 229
<b>Basement:</b>	See Remarks	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	M-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Stone Counters, Storage, Vinyl Windows		

**Inclusions:** n/a

Welcome home to your bright, open concept, modern, and brand new townhouse! Located right next to a green space and close to schools and amenities, this home is perfect for a young family starting out, couple, or professional single. Beautiful townhouse with the perfect location in a newly built community. Right across from K-5 Copperfield school, playground, huge park, a block to the outdoor rink, community association, pond, and a quick drive to all amenities! Up the stairs you are greeted with an open floor plan including a bright and spacious living room, kitchen, half bath and dining room. Your brand new kitchen has a big island, stainless steel appliances, lots of counter space, and tons of cabinets, with large deck with more than enough room for patio furniture and a BBQ to enjoy the summer months coming up. The primary bedroom has generous room for a king-sized bed, as well as a walk-in closet and master ensuite with double vanity sinks. Also upstairs is your laundry room, made for convenience, two more bedrooms and another beautiful bathroom. This is a spacious and comfortable townhouse in a great neighborhood. With low condo fees, this townhome has exactly what you're looking for! Book your showing today!